

## CHICAGO PLAN COMMISSION

**121 North LaSalle Street**

**10:00 A.M.**

**2<sup>nd</sup> Floor, City Hall**

**Chicago, Illinois 60602**

**January 24, 2018**

### AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE December 20, 2018 CHICAGO PLAN COMMISSION
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

#### Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 528 North Homan Avenue, to Janice L. Pasko and Jennifer L. Pasko. (19-002-21; 27<sup>th</sup> Ward)

#### Seal bid

A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 4465 South Shields Avenue, to Zachary Childress. (19-001-21; 3<sup>rd</sup> Ward)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
  1. A proposed planned development submitted Alloy Property Company, LLC, for the property generally located at 1306-1422 & 1301-1511 West Cortland Street, 1972-2076 North Kingsbury Street, 1952-2068 & 1953-2047 North Southport Avenue, 1401-1443 West Dickens Avenue, 1400-30 & 1401-27 West McLean Avenue, 2040-2166 & 2033-77 North Dominick Street, 1801-18 North Elston Avenue and 1503-23 West Webster Avenue. The site is currently zoned Waterway Planned Development Number 1336, M2-2 (Light Industry) and M3-3 (Heavy Industry). The applicant is proposing to rezone the site to a C2-3 (Motor Vehicle-Related Commercial) and then to a Waterway Business Residential Planned Development. The proposal will establish seven subareas (A, B, C, D, E, F and G) with a maximum of 3,500 dwelling units to be established in multiple mixed-use buildings with ground floor commercial space, publicly accessible open spaces, riverwalk and accessory and non-accessory parking spaces to be built in multiple phases. The applicant is seeking 3.5 in bonus FAR (Floor Area Ratio) per the North Branch Corridor Bonus Program, bringing the total FAR of the project to 6.5. (19768; 2<sup>nd</sup> Ward)

2. A proposed planned development submitted Fleet Portfolio, LLC, for the property generally located at 1300-28 & 1301-49 West Concord Place, 1624-98 & 1653-1727 North Throop Street, 1696-98, 1627-49 & 1663-99 North Ada Street and 1301-1405 West Wabansia Street. The site is currently zoned M3-3 (Heavy Industry). The applicant is proposing to rezone the site to a C2-3 (Motor Vehicle-Related Commercial) and then to a Waterway Business Residential Planned Development. The proposal will establish seven subareas (A, B, C, D, E, F and G) with a maximum of 2,500 to be established in multiple mixed-use buildings with ground floor commercial space, publicly accessible open spaces, riverwalk and accessory and non-accessory parking spaces to be built in multiple phases. The applicant is seeking 3.5 in bonus FAR (Floor Area Ratio) per the North Branch Corridor Bonus Program, bringing the total FAR of the project to 6.5. (19767; 2<sup>nd</sup> Ward)
3. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Pershing Oakwood Development LLC, for the property generally located at 3901 South Lake Park Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct two adjoining buildings each with an overall height of 43'-4". The proposed development will contain 10 townhouses with attached two-car garages. The property is currently zoned RM-5 (Residential Multi-Unit) and will remain as such. (732; 4<sup>th</sup> Ward)
4. A proposed update to the 2005 Chicago River Corridor Design Guidelines and Standards. The updated document outlines the design guidelines for development adjacent to the Chicago River, which includes the Main Branch, the Upper North Branch, the North Shore Channel, the North Branch, the South Branch, the Sanitary and Ship Canal and Bubbly Creek. (1<sup>st</sup>, 2<sup>nd</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 22<sup>nd</sup>, 25<sup>th</sup>, 27<sup>th</sup>, 32<sup>nd</sup>, 33<sup>rd</sup>, 39<sup>th</sup>, 40<sup>th</sup>, 42<sup>nd</sup>, 47<sup>th</sup> and 50<sup>th</sup> Wards)
5. A proposed map amendment within the North Branch Industrial Corridor, submitted by Clybourn Center, LLC, for the property generally located at 2029 North Clybourn Avenue. The site is currently zoned M1-2 (Limited Manufacturing/Business Park). The applicant proposes to rezone the site to C1-2 (Neighborhood Commercial) in order to allow the continued use of the property as a 33,000 square foot, single-story, shopping center with 88 accessory, vehicular parking spaces. (19832-T1; 2<sup>nd</sup> Ward)
6. An informational presentation to the Chicago Plan Commission, on a request for site plan approval submitted by WPO South, LLC and Hines Interests Limited Partnership, for the property generally located at 333 West Wolf Point Plaza. The site is currently zoned Planned Development No. 98. The applicant proposes to construct an 815'tall, 1,500,000 square foot office tower and up to 400 accessory, vehicular parking spaces. No other change is being requested to Planned Development No. 98. (42<sup>nd</sup> Ward)
7. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 454 West Barry Dev. LLC, for the property generally located at 454 West Barry Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a 47' tall residential building with four dwelling units and accessory vehicular parking. The property is zoned RM-5 and will remain as such. (730; 44<sup>th</sup> Ward)

8. A proposed planned development, submitted by CSD Six Corners, LLC, for the property generally located at 3911 North Milwaukee Avenue. The site is currently zoned Business Planned Development No. 1321, which the applicant is proposing to amend through the establishment of three sub-areas, as follows: Sub-Area A will be developed with a one-story commercial building; Sub-Area C will be developed with a ten-story building containing ground floor retail and commercial uses along with 102 independent living units, 108 assisted living units and 38 memory care units on the floors above; Sub-Area B will remain unchanged. The planned development as a whole will provide 256 accessory vehicular parking spaces and is proposed to be re-established as Residential Business Planned Development No. 1321, as amended. (19870; 45<sup>th</sup> Ward)

Adjourn